



**CLIVEPEARCE**  
Now you're moving

2 Bedrooms

Maisonette

Asking Price

£199,950

Located in

Truro



[www.clivepearceproperty.com](http://www.clivepearceproperty.com)



# Swan Court

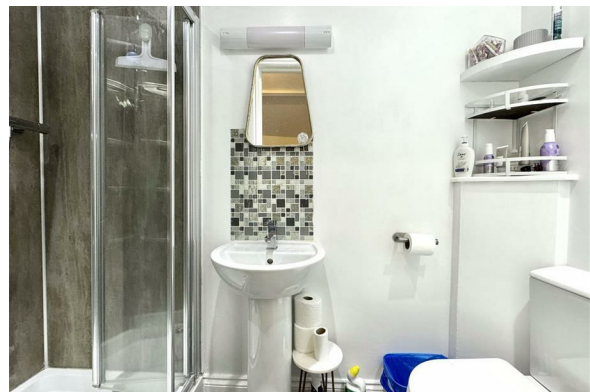
Truro | Cornwall | TR1 3DQ



A spacious and well presented historic two bedroom city centre property with delightful character features including beamed ceiling, Juliet balcony and exposed stonework. Excellent city centre location close to shops and cafes and also walkable to the main line railway station.

# Swan Court

£199,950 Leasehold



- Two bedrooms
- Open plan kitchen / living / dining room
- Juliet balcony
- Double glazing
- Character property
- En-suite shower room & family bathroom
- Vaulted / beamed ceilings
- Tucked away city centre location
- Electric Heating



## 6 Swan Court, Bosvigo Road, Truro

Approximate Area = 598 sq ft / 55.6 sq m

For identification only - Not to scale



**Council Tax Band C**

**Local Authority**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

31 Lemon Street  
Truro  
Cornwall  
TR3 7QB



**CLIVEPEARCE**  
Now you're moving

hello@clivepearceproperty.com

01872 272622

www.clivepearceproperty.com